



## 1116 Gloucester Road, WINGHAM

HIGH QUALITY FARM ON TOWN'S DOORSTEP

**32.78 hectares, 81.00 acres**

This extremely productive property is located on the edge of Wingham and is only 3kms from the Wingham CBD. Having a total area of 32.94 hectares (81 acres) this impressive holding consists entirely of open grazing country that rises from alluvial creek flats to gently sloping ridges. With good patches of shade timber for cattle and long frontage to Dingo Creek this property wants for nothing and is sure to impress those buyers who seek quality land along with extreme convenience of an "in town" farm.

Situated toward the front of the property there is a solid and surprisingly spacious four bedroom brick veneer home which overlooks the main creek flat. The home boasts large living rooms, a formal dining room and a family sized kitchen with adjoining meals area. With 3 showers, 3 toilets and a lovely fully covered outdoor living area the home is ideally suited to a large family or a retiring couple who seek extra space for visitors. Town water is connected to the home and some water troughs just near the home for stock water.

Alongside the home there is an oversize two car garage and just down from the house yard this is a steel framed colorbond machinery shed with three bays and a handy set of cattle yards with crush and loading ramp.

An owner rated carrying capacity of 30 to 35 cows and calves applies to this property

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 18864937

**SALE DETAILS**

**1,050,000**

**CONTACT DETAILS**

**Elders Real Estate Taree**

199 Victoria Street

Taree, NSW

02 6551 0999

**Greg Coleman**

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however with further supering and sewing of seasonal pastures along with the use of intensive grazing practices on the creek flats a new owner may well increase the carrying capacity. Off stream stock water is available from a large dam to the rear of the block. Cattle can water from Dingo Creek in certain spots.

Quite literally there are homes within the township of Wingham that would be just as far if not further from the shopping centre as this acreage. This is the first time that this property has been made available to the market in over 40 years. Your inspection of this outstanding property is highly recommended.

Call Greg Coleman @ Elders Real Estate Taree on 6551 0999 or 0408 510 999

- Land Area 81 acres
- Bedrooms: 4
- Bathrooms: 2
- Air Conditioning

## PROPERTY OVERVIEW

Land Use	Cropping
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## HOMESTEAD

Bedrooms	4
Bathrooms	2





